

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b>		
	<b>Case Number</b>		
	<b>Transaction Number</b>		
<b>OWNER</b>	<b>Name</b>		
	<b>Address</b>		<b>City</b>
	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>
<b>CONTACT</b>	<b>Name</b>		<b>Firm</b>
	<b>Address</b>		<b>City</b>
	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<a href="#">UDO Art. 8.3 Blocks, Lots, Access</a>		- See page 2 for findings
	<a href="#">UDO Art. 8.4 New Streets</a>		- See page 3 for findings
	<a href="#">UDO Art. 8.5 Existing Streets</a>		- See page 4 for findings
	<a href="#">Raleigh Street Design Manual</a>		- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	Included
Page(s) addressing required findings	Included
Plan(s) and support documentation	Included
Notary page (page 6) filled out; Must be signed by property owner	Included
First Class stamped and addressed envelopes with completed notification letter	Included

**Submit all documentation, with the exception of the required addressed envelopes and letters to**  
[designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>	<b>-</b>
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## Article 8.3, Blocks, Lots, Access

### Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
- C. The requested design adjustment does not increase congestion or compromise Safety;
- D. The requested design adjustment does not create any lots without direct street Frontage;
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
  - 2. The presence of existing buildings, stream and other natural features;
  - 3. Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible;
  - 5. Strict compliance would pose a safety hazard; or
  - 6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

## **Article 8.4, New Streets**

### **Administrative Design Adjustment Findings**



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**The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:**

- A. The requested design adjustment meets the intent of this Article;
  
  
  
  
  
  
  
  
  
  
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
  
  
  
  
  
  
  
  
  
  
- C. The requested design adjustment does not increase congestion or compromise safety;
  
  
  
  
  
  
  
  
  
  
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
  
  
  
  
  
  
  
  
  
  
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
  
  
  
  
  
  
  
  
  
  
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

**INDIVIDUAL**

I, \_\_\_\_\_, a Notary Public do hereby certify that  
\_\_\_\_\_ personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



O:\16-0002-742\NC\DWG\Production Drawings\DEVELOPMENT PLAN\0002-742-PSP-Site Plan.dwg O\_SP Apr 18, 2018 - 2:26:57pm juzzell

## SITE DATA

TOTAL SITE AREA: 39.34 ACRES  
RW DEDICATION: 6.86 ACRES  
REMAINING SITE AREA: 32.48 ACRES  
ZONING: CX-20-CU, CX-7-PL-CU, & CM-CU  
EXISTING USE: VACANT & EXISTING SURFACE PARKING

TREE CONSERVATION AREA REQUIREMENTS:  
REQUIRED: 10% OF TOTAL SITE AREA = 3.25  
PROPOSED: PRIMARY TREE CONSERVATION AREA = 0.60 AC  
SECONDARY TREE CONSERVATION AREA = 2.36 AC  
GREENWAY TREE CONSERVATION AREA = 0.63 AC  
GROSS TREE CONSERVATION AREA = 3.59 AC  
25 FOOT GREENWAY TRAIL AREA = 0.31 AC  
NET TREE CONSERVATION AREA = 3.28 AC

## NOTES:

- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- LOTS 6 AND 8 DESIGNATED AS OPEN SPACE SHALL BE OUTDOOR AMENITY AREAS FOR THE OVERALL DEVELOPMENT. AMENITY SPACE SHALL MEET THE REQUIREMENTS OF SECTION 1.5.3 OF THE U.D.O. THE STORMWATER BASIN LOCATED WITHIN LOTS 6 SHALL NOT COUNT TOWARDS THE OUTDOOR AMENITY AREA FOR THE PROJECT.
- VEHICULAR ACCESS WILL BE REMOVED FROM THE PEDESTRIAN ACCESS EASEMENT WHEN PARKING IS RELOCATED.

## \* EXISTING OFFICE PARKING NOTES:

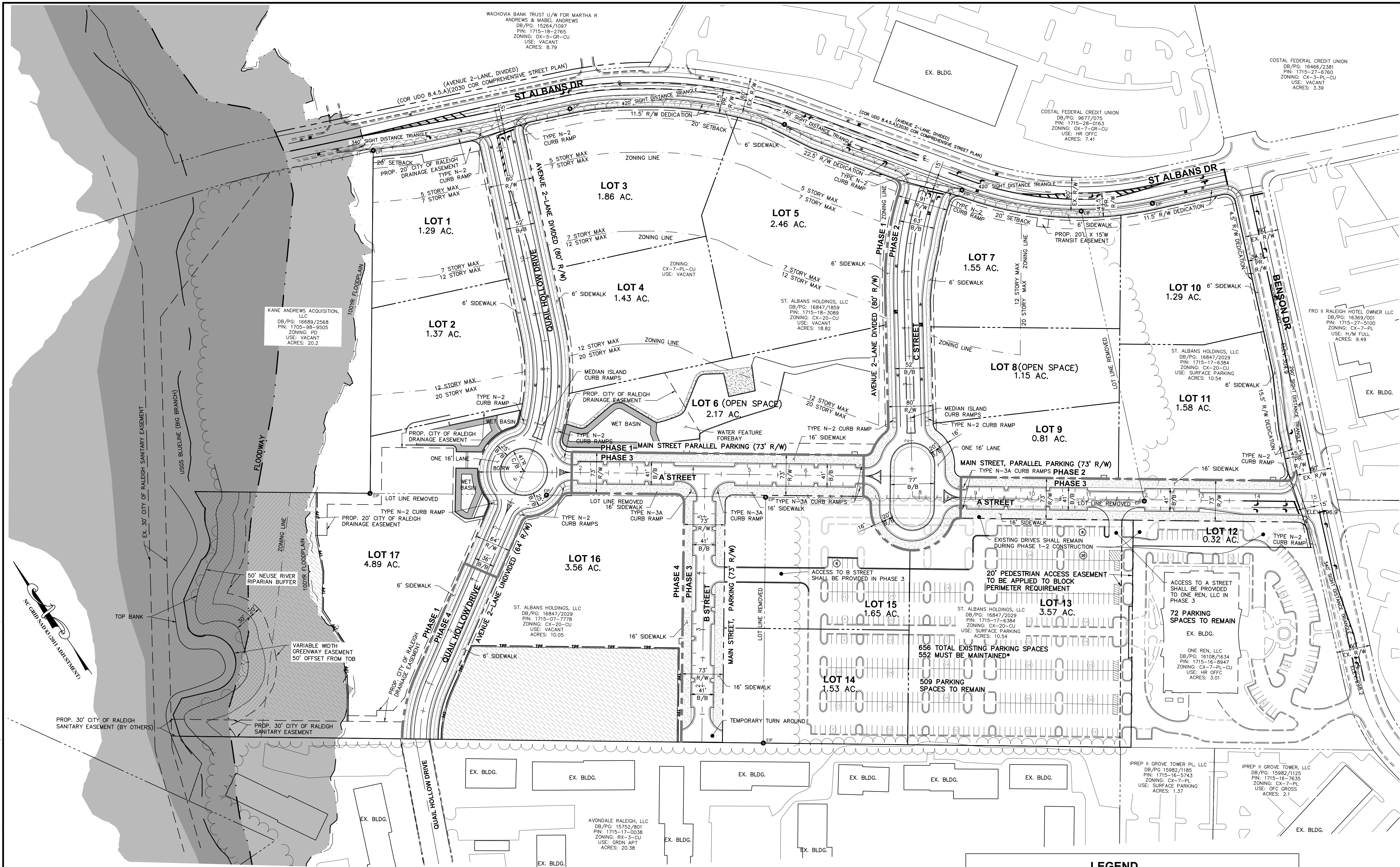
A PARKING AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 16108, PAGE 1646, REFERS TO TEMPORARY PARKING BEING PROVIDED FOR THE EXISTING OFFICE BUILDING.

PER THE CITY OF RALEIGH UDO, 552 (1/300 SF OF GROSS BUILDING AREA) PARKING SPACES ARE REQUIRED FOR THE EXISTING OFFICE BUILDING TO RETAIN OFFICE USE STATUS. 552 SPACES SHALL BE PROVIDED AT ALL TIMES.

72 PARKING SPACES LOCATED ON THE ONE REN, LLC PROPERTY SHALL REMAIN UNDISTURBED WITH THIS PLAN. 509 SPACES FROM THE EXISTING PARKING FACILITY LOCATED ON LOTS 13-15 SHALL REMAIN WITH THIS PLAN. UNTIL OTHER APPROVED PARKING FACILITIES ARE PROVIDED.

TEMPORARY PARKING FACILITIES WILL BE ADDRESSED WITH SITE PLAN SUBMITTAL STAGE FOR LOTS 13-15.

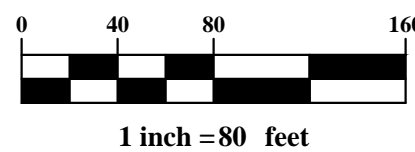
ADJACENT TO PARKING FACILITY, ALL SHADE TREES AND LANDSCAPE PLANTINGS SHALL REMAIN.



## LEGEND

	PRIMARY TREE CONSERVATION AREA		SIDEWALK AREA
	SECONDARY TREE CONSERVATION AREA		TREE LINE
	GREENWAY TREE CONSERVATION AREA		EX. BOUNDARY LINE
	FLOODWAY		PR. BOUNDARY LINE
	100-YR FLOODPLAIN		ZONING LINE
			TREE PROTECTION

## GRAPHIC SCALE



## PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

## MIXED USE DEVELOPMENT AT ST ALBANS

FOR  
DEWITT CAROLINAS, INC.

## OVERALL SITE PLAN

Issue Dates:

PSP SUBMITTAL #1: 09/26/2017

PSP SUBMITTAL #2: 11/13/2017

PSP SUBMITTAL #3: 12/20/2017

PSP SUBMITTAL #4: 03/22/2018

PSP SUBMITTAL #5: 04/18/2018

Date: 04/18/2018  
Scale: 1" = 80'

Drawn By: JWB  
Checked By: JDW

Project Number:  
16-0002-742

Drawing Number:  
6 / 13

PLAN PREPARED FOR:

FIRM # C-2796

PLAN PREPARED BY:

carolinas

dewitt

ENGINEERS & SURVEYORS

PLAN PREPARED BY:

FIRM # C-2796

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